

March 7, 2003

Imad Mohammad Zalloum  
Benz Auto Sales  
4056 Washington Ave. N.  
Minneapolis, MN 55412

## NOTICE OF HEARING

**In respect to your Motor Vehicle Repair Garage, Benz Auto Sales, located at 4056 Washington Ave. N., Minneapolis, MN.**

PLEASE TAKE NOTE:

1. This is to notify you that a hearing will be held before the Public Safety and Regulatory Services Committee of the Minneapolis City Council on **Wednesday, March 26, 2003 at 2:30 p.m.** or shortly thereafter, in Room 317, City Hall, 350 South Fifth Street, Minneapolis, MN to consider action with respect to the motor vehicle repair garage license at the above stated location.
2. This hearing may result in denial of your motor vehicle license application requiring discontinuance of your business activities.
3. You may be represented by an attorney if you so desire.
4. The hearing will be limited to evidence and testimony concerning whether you are in compliance with Minneapolis Ordinance 259.130 "License prohibited without required approvals. No license shall be granted or renewed unless the application contains all the information required, together with the approval of the various departments charged with the duty of conducting the investigations and making the reports as set forth..." and 259.95, "Zoning investigation required. The zoning administrator shall investigate and report to the city council as to whether or not all zoning regulations relative to the place in which the applicant is located, or intends to locate, have been complied with."
  - a) Your application for Motor Vehicle Repair Garage has not been granted because the business premises does not have a Conditional Use Permit or site plan review approval for operation of a major auto repair business, as required by the City's zoning ordinances.
  - b) Provisional Licenses authorized by Minneapolis Ordinance 259.132 allow for issuance of a license pending site plan review approval in some circumstances, but can not be granted when other Zoning matters are outstanding. Because you do not have a Conditional Use Permit, you are not eligible for a Provisional License.
5. Questions concerning your Zoning file may be directed to 612-673-5835.

If you have any further questions regarding the issues or the conduct of the hearing, you may contact License Inspector Angie Hugen at 612-673-3903.

Sincerely,

Clara Schmit-Gonzalez, Deputy Director  
Licenses and Consumer Services